

Headquarters, Department of the Army



NGA Sumner and Dalecarlia Sites Recommendation 168

Conveyance Progress Report as of 1 April 2015

Office of the Assistant Chief of Staff for Installation Management (ACSIM)

Operations Directorate— Base Realignment and Closure (ODB)

TABLE OF CONTENTS

Summary	2
Environment	3
Reuse Plan & Programmatic Agreement	3
Conveyance Plan	3



NGA Bethesda Sumner Site Campus

BRAC 2005 Recommendation

The 2005 Base Closure and Realignment Commission (BRAC) Recommendation #168 directed the realignment of the National Geospatial-Intelligence Agency (NGA). This recommendation included closing the NGA Dalecarlia and Sumner sites, Bethesda, MD; Reston 1, 2 and 3, leased installations in Reston, VA; Newington Buildings 8510, 8520, and 8530, Newington, VA; Building 213, a leased installation at the South East Federal Center, Washington, DC and relocating all functions to a new facility at Fort Belvoir, VA. It also directed the realignment of the National Reconnaissance Office facility, Westfields, VA, by relocating all NGA functions to a new facility at Fort Belvoir, VA. Lastly, Recommendation #168 directed that all NGA National Geospatial-Intelligence functions on Fort Belvoir be consolidated into the new facility at Fort Belvoir, VA.

History

NGA Bethesda Campus was comprised of two parcels, the Sumner and Dalecarlia Sites. During the initial real property screening, the General Services Administration (GSA) requested the property to meet its NCR needs. The request was approved in April 2006. In November 2006, the Army rescinded its approval to GSA to meet a Navy request to accommodate a Navy BRAC action associated with BRAC Recommendation #198. In March 2008, the BRAC Infrastructure Steering Group transferred responsibility for BRAC Recommendation #198 from the Navy to the Assistant Secretary of Defense (Health Affairs). As a result, the Navy notified Army that the Sumner Site, the site they had planned to locate functions under Recommendation #198, was no longer needed to meet their requirements and rescinded its request for the property. Subsequently, the Director of National Intelligence (DNI) requested the property. The Sumner Site was transferred September 2012 to the DNI under a Fed-to-Fed (FTF) transfer for use as an Intelligence Community Campus. The Army was paid the fair market value of \$50M for that property. The Dalecarlia Site, reverted to its previous owner, the U.S. Corps of Engineers (USACE), upon termination of the NGA permit and is now permitted to the Department of the Navy for reuse.

Current Status

All functions were transferred to the NGA Campus-East on Fort Belvoir. All applicable property has been conveyed, or leases/permits terminated.

Property Description

Both the Sumner and Dalecarlia Sites are federally owned property. Sumner, consisting of 39.0 acres and improvements, is located in Bethesda, MD, and is bounded in the west and south by Wapakoneta Road and McArthur Boulevard; to the east by Sangamore Road and Brooks Lane; and to the north by the Washington Waldorf School and the Sangamore Recreation area. The Dalecarlia site, consisting of 19 acres and improvements, is located approximately one mile from Sumner on the Washington Aqueduct Property. It is bounded in the north and east by the Dalecarlia Reservoir and to the west and south by the Washington Aqueduct. Dalecarlia's two main facilities are separated by the McArthur Blvd main road.

Caretaking Status

All property has been transferred and there are no caretaking activities.

Sumner and Dalecarlia Sites Environmental Clean-up

Comprehensive Environmental Response, Compensation, and Liability Act Hazardous Substances are known to have been used and stored at the property. Storage above Emergency Planning & Community Right-To-Know Act threshold planning quantities occurred at the site. There was no evidence of a release of hazardous substances on the property.

However, a significant release of fuel oil near Erskine Hall was discovered in 1990. The site was subject to a Notice of Violation from Maryland Department of the Environment and a remedial action consisting of pumping free product from affected area was initiated. This incident was closed in 1997. The final Environmental Condition of Property update categorized the property overall as Environmental Condition Type 2 (an area or parcel of real property where only the release or disposal of petroleum products or their derivatives has occurred) due to the release of fuel oil at Erskine Hall.

Sumner and Dalecarlia Sites Reuse Plan

There is no Local Reuse Authority and therefore no reuse plan for these sites. All 59 acres were retained within the Federal Government.

Sumner and Dalecarlia Sites Programmatic Agreement, Section 106

There is no requirement for a Programmatic Agreement for these sites.

Sumner and Dalecarlia Sites Property Conveyance Plan**Property Conveyed (59 of 59 total acres) :**

All 59 acres and facilities comprising the NGA Bethesda Campus have been conveyed.

Parcel Name	Parcel Acres	Disposal Date	Parcel Recipient	Conveyance Authority
NGA Dalecarlia Site	19.4	22 Dec 2011	USACE	Permit
NGA Sumner Site	39.3	21 Sep 2012	DNI	FTF

As of 1 April 2015



NGA East Campus, Fort Belvoir

